

042.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

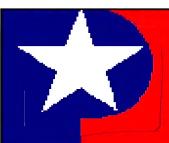
Total Card / Total Parcel

USE VALUE:

1,030,500 / 1,030,500

ASSESSED:

1,030,500 / 1,030,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
88-90		PALMER ST, ARLINGTON

Legal Description		User Acct
		28865
		<b>GIS Ref</b>
		<b>GIS Ref</b>
		<b>Insp Date</b>
		04/24/18

**OWNERSHIP**

Unit #:

Owner 1: MC CARTHY DANIEL J-ETAL	
Owner 2: MC CARTHY PATRICIA J	
Owner 3:	

Street 1: 22 TRAVIS DRIVE

Street 2:

Twn/City: FRAMINGHAM

St/Prov: MA Cntry Own Occ: Y

Postal: 01701 Type:

**PREVIOUS OWNER**

Owner 1: MC CARTHY DANIEL J-ETAL -

Owner 2: MC CARTHY EDWARD D -

Street 1: 22 TRAVIS DRIVE

Twn/City: FRAMINGHAM

St/Prov: MA Cntry

Postal: 01701

**NARRATIVE DESCRIPTION**

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2683 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**PROPERTY FACTORS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2004	652	Siding	24,900			G6	GR FY06	VINYL SIDING
8/26/1997	497		2,500					REB/WDK NEW WDK GA
10/28/1996	555	Manual	3,500					REPAIR GARAGE

Date	Result	By	Name
4/24/2018	TTL REFUSAL	BS	Barbara S
5/7/2009	Meas/Inspect	189	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
5/5/2000	Inspected	276	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
8/23/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>SPEC FEATURES/YARD ITEMS</b>									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1930	19.13	T	50	104			3,800			3,800
22	Wood Deck	D	Y	1	16X16	A	AV	1990	9.91	T	23.2	104			1,900			1,900

**BATH FEATURES**

Full Bath:	2	Rating: Average	WDK ON TOP OF GAR.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Good	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRS: 4	Baths: 2 HB

**OTHER FEATURES**

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:	1	Rating: Average

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.08604646
Const Adj.:	0.98745072
Adj \$ / SQ:	193.035
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700251
Depreciation:	130247
Depreciated Total:	570004

Rate	Parcel ID	Typ	Date	Sale Price

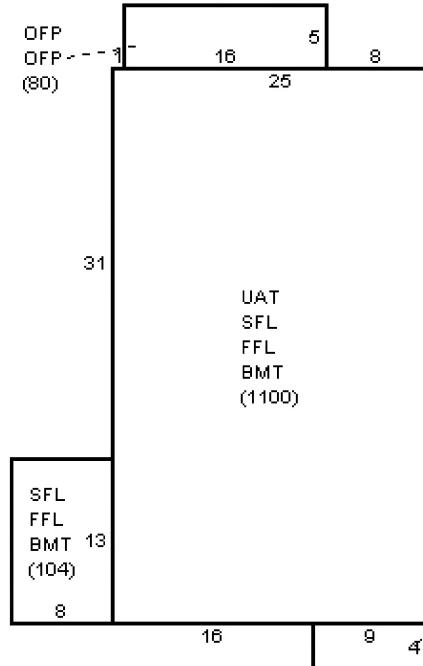
WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.04
Special Features:	0	Val/Su Net:	139.60
Final Total:	570000	Val/Su SzAd:	236.71

**COMMENTS**

WDK ON TOP OF GAR.

**SKETCH****PARCEL ID**

042.0-0002-0002.0

**AssessPro Patriot Properties, Inc**